

# LYNCHBURG CITY COUNCIL

## Agenda Item Summary

MEETING DATE: **February 8, 2005**

AGENDA ITEM NO.: 8

CONSENT:

REGULAR: **X**

CLOSED SESSION:

(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Conditional Use Permit (CUP) – The Williams Home, 1201 Langhorne Road**

RECOMMENDATION: Approval of the requested Conditional Use Permit

SUMMARY: The Williams Home is petitioning for a Conditional Use Permit at 1201 Langhorne Road to allow construction of an addition to their facility, a retirement community for women aged fifty-five and over who are active and able to live independently. The Planning Commission recommended approval of the CUP because:

- Petition agrees with the *Comprehensive Plan* which recommends that institutional uses in residential neighborhoods be compatible in scale and design with the surrounding residential uses.
- Petition agrees with the Zoning Ordinance in that group homes are permitted in R-1, Low Density Single-Family Residential Districts with approval of a Conditional Use Permit (CUP) from the City Council.
- Petition proposes the use of this site for an expanded retirement home for women aged fifty-five and over who are active and able to live independently.

Section 35.1-15(f) of the Zoning Ordinance states: "In approving a conditional use permit City Council may impose any conditions which it deems necessary or appropriate."

PRIOR ACTION(S):

January 12, 2005: Planning Division recommended approval of the CUP  
Planning Commission recommended approval (6-0 with 1 member absent) of the CUP with the following conditions:

1. The property will be developed in substantial compliance with the revised site plan prepared by Hurt & Proffitt, Inc., as received by the Department of Community Planning and Development on December 27, 2004.
2. The building will meet all building code requirements as determined by the Inspections Division.
3. Stormwater impacts will be mitigated using a combination of underground detention, Best Management Practices, and Low Impact Development standards. Practices are subject to the approval of the City's Environmental Planner.
4. Building materials, including brick, roofing, and windows, used in the addition will be substantially similar to those in the original Williams Home building, to the satisfaction of the City Planner.
5. Prior to approval of the final site plan, elevations of the proposed addition will be given to the City Planner and will be subject to his approval.
6. All lighting will be glare-shielded and nondirectional.
7. There will be a five-foot high fence and vegetative screen planted along the adjoining property line as indicated on the submitted site plan.

FISCAL IMPACT: N/A

CONTACT(S):

Rachel Flynn/ 455-3902

Tom Martin/ 455-3909

ATTACHMENT(S):

- Resolution
- PC Report
- PC Minutes
- Vicinity Zoning Pattern

- Vicinity Proposed Land Use
- Site Plan
- Narrative
- Letters from Robyn & David Johnsen, dated November 15, 2004 and January 6, 2005
- Letter from Leah Weiss, dated January 4, 2005
- Speaker Sign-Up sheet

REVIEWED BY: lkp

## RESOLUTION

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO THE WILLIAMS HOME FOR USE OF THE PROPERTY AT 1201 LANGHORNE ROAD TO EXPAND A RETIREMENT COMMUNITY, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG That the petition of the Williams Home for a Conditional Use Permit at 1201 Langhorne Road to construct an addition to the facility be, and the same is hereby, approved, subject to the following conditions:

1. The property will be developed in substantial compliance with the revised site plan prepared by Hurt & Proffitt, Inc., as received by the Department of Community Planning and Development on December 27, 2004.
2. The building will meet all building code requirements as determined by the Inspections Division.
3. Stormwater impacts will be mitigated using a combination of underground detention, Best Management Practices, and Low Impact Development standards. Practices are subject to the approval of the City's Environmental Planner.
4. Building materials, including brick, roofing, and windows, used in the addition will be substantially similar to those in the original Williams Home building, to the satisfaction of the City Planner.
5. Prior to approval of the final site plan, elevations of the proposed addition will be given to the City Planner and will be subject to his approval.
6. All lighting will be glare-shielded and nondirectional.
7. There will be a five-foot high fence and vegetative screen planted along the adjoining property line as indicated on the submitted site plan.

Adopted:

Certified:

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Clerk of Council

018L

The Department of Community Planning & Development  
City Hall, Lynchburg, VA 24504 434-455-3900

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**To:** Planning Commission

**From:** Planning Division

**Date:** January 12, 2005

**Re:** **CONDITIONAL USE PERMIT (CUP): The Williams Home, 1201 Langhorne Road**

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**I. PETITIONER**

The Williams Home, 1201 Langhorne Road, Lynchburg, VA 24503

**Representative:** Patrick Proffitt, Hurt & Proffitt, Inc., 2524 Langhorne Road, Lynchburg, VA 24501.

**II. LOCATION**

The subject property is a tract of about 5.84 acres located at 1201 Langhorne Road.

**Property Owners:** The Williams Home, 1201 Langhorne Road, Lynchburg, VA 24503

**III. PURPOSE**

The purpose of this petition is to allow construction of an addition to The Williams Home, a retirement community for women aged fifty-five and over who are active and able to live independently.

**IV. SUMMARY**

- Petition agrees with the *Comprehensive Plan* which recommends that institutional uses in residential neighborhoods be compatible in scale and design with the surrounding residential uses.
- Petition agrees with the Zoning Ordinance in that group homes are permitted in R-1, Low Density Single-Family Residential Districts with approval of a Conditional Use Permit (CUP) from the City Council.
- Petition proposes the use of this site for an expanded retirement home for women aged fifty-five and over who are active and able to live independently.

**The Planning Division recommends approval of the CUP petition.**

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**V. FINDINGS OF FACT**

1. **Comprehensive Plan.** The Lynchburg *Comprehensive Plan* recommends residential uses for this area. The Plan recommends that institutional uses, like The Williams Home, that are located in residential neighborhoods be compatible in scale and design with residential uses. The proposed addition will be one story in height, constructed of materials similar to those in the existing building, and will be sited further than the required setback from the adjoining residential uses.
2. **Zoning.** The subject property was annexed into the City in 1926. The property has been zoned for residential uses since 1930. The existing R-1, Single-Family Residential District zoning was established in 1978 with the adoption of the current *Zoning Ordinance*.
3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances will be needed for the proposed expansion.
4. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
  - 12/11/1979: City Council approved a Conditional Use Permit (CUP) for Virginia Baptist Hospital for an expansion of hospital facilities at 3300 Rivermont Avenue.
  - 7/10/1984: City Council approved the petition of United Methodist Homes to rezone approximately 10 acres from R-1, Single-Family Residential District, to R-4C, Multifamily Residential District (Conditional), to allow use of the property as a retirement community with a health care facility at 1000 Villa Road.
  - 8/13/1985: City Council approved a Conditional Use Permit (CUP) for Virginia Baptist Hospital for construction of a helistop at 3300 Rivermont Avenue.
  - 11/11/1986: City Council approved a Conditional Use Permit (CUP) for First Christian Church for a building addition with classrooms and offices, and a parking expansion at 3109 Rivermont Avenue.

- 4/14/1987: City Council approved a Conditional Use Permit (CUP) for Virginia Baptist Hospital for expansion of an existing parking lot on Vassar Street.
  - 9/8/1987: City Council approved a Conditional Use Permit (CUP) for Virginia Baptist Hospital for expansion of a parking lot on Vassar Street.
  - 4/12/1988: City Council approved the petition of M. Van and Carrie Lewis to rezone approximately 7.2 acres from R-4C, Multifamily Residential District (Conditional), to R-4C, Multifamily Residential District (Conditional), to allow use of the property for an educational facility with boarding capability at 1000 Villa Road (the site plan and proffers from the 1984 rezoning were amended).
  - 4/12/1988: City Council approved a Conditional Use Permit (CUP) for M. Van and Carrie Lewis to operate an educational facility with board capabilities at 1000 Villa Road.
  - 11/8/1988: City Council approved a Conditional Use Permit (CUP) for Virginia Baptist Hospital to allow operation of a childcare facility at 1343 Oak Lane.
  - 2/14/1989: City Council approved a Conditional Use Permit (CUP) for Virginia Baptist Hospital for a Master Plan for facilities at 3300 Rivermont Avenue.
  - 12/12/1989: City Council approved a Conditional Use Permit (CUP) for Oakwood Country Club to allow construction of a pool house and additional parking at 3409 Rivermont Avenue.
  - 4/10/1990: City Council approved a Conditional Use Permit (CUP) for Virginia Baptist Hospital for a parking lot expansion at Vassar Street and Oak Lane.
  - 2/9/1993: City Council approved a Conditional Use Permit (CUP) for Virginia Baptist Hospital for construction of a two-story parking deck on Vassar Street.
  - 9/14/1993: City Council approved a Conditional Use Permit (CUP) for Holy Trinity Lutheran Church for installation of a columbarium at 1000 Langhorne Road.
  - 8/9/1994: City Council approved a Conditional Use Permit (CUP) for Oakwood Country Club for construction of an indoor tennis facility with adjacent parking at 3409 Rivermont Avenue.
  - 7/8/1997: City Council approved a Conditional Use Permit (CUP) for Virginia Baptist Hospital for a building addition and access improvements at 3300 Rivermont Avenue.
  - 4/13/1999: City Council approved a Conditional Use Permit (CUP) for Oakwood Country Club to convert existing tennis courts to an indoor tennis facility at 3409 Rivermont Avenue.
5. **Site Description.** The subject property is bounded to the north, east and south by residential uses. To the west, the subject property adjoins Virginia Baptist Hospital.
  6. **Proposed Use of Property.** The purpose of the CUP is to allow construction of an addition to The Williams Home, a retirement community for women aged fifty-five and over who are active and able to live independently. The new building will include ten residential rooms to replace those in the main structure that are to be renovated for other uses. (There will be no net increase in the number of residential rooms.) The new building will also include a therapy room kitchen, day room with dining, and a nurse's station. A paved drive will be constructed to provide access to the facility. A fence and mixed vegetative screen is proposed along a portion of the southern property line.
  7. **Traffic and Parking.** The City Traffic Engineer has no comments of concern regarding the subject petition. The proposed expansion is not expected to generate a significant amount of additional traffic.
  8. **Storm Water Management.** A stormwater management plan will be required for the project since new impervious areas will exceed 1,000 square feet. The increase in runoff will be managed through the use of an underground stormwater detention facility. A preliminary drainage review indicates that the receiving channel is adequate for the site's stormwater.

Stormwater quality will be addressed by a water quality area adjacent to the proposed driveway. The proposed structure will receive driveway and rooftop runoff.

The City Environmental Planner agrees with the proposed stormwater management strategy for the project.

9. **Impact.** The proposed expansion of the facility will not result in an increase in the number of residential rooms. So, there will be little, if any, impact from the expansion. The primary concern is how the proposed expansion will fit into the neighborhood. To ensure that the facility blends in, the expansion will be constructed of substantially the same types of building materials used in the existing facility.

Robyn and David Johnsen, who reside in the adjoining property at 1215 Langhorne Road, sent a letter to the City indicating "serious reservations" about the proposed addition. A copy of the letter, dated November 14, 2004, is attached to this report. Representatives of The Williams Home met with the Johnsens, and the revised site plan shows that the addition to the home has been moved further from the adjacent property at 1215 Langhorne Road and meets setback requirements. The Williams Home has also agreed to construct a five-foot high fence along a portion of the property line and include a vegetative buffer between the Home and 1215 Langhorne. The Johnsens have told the Planning Division that they are sending a second letter to indicate that their concerns have been addressed. Copies of this letter will be distributed at the Planning Commission meeting.

The proposed access is off of Vassar Street, which will minimize conflicts between through traffic on Langhorne Road and traffic turning into the facility.

10. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan on November 2, 2004. Comments related to the proposed use were minor in nature and have or will be addressed by the developer prior to final site plan approval.
11. **Conditions.** According to Section 35.1-15 (f) of the Zoning Ordinance, the Planning Commission or City Council may impose any conditions deemed necessary or appropriate in approving a CUP.

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## **VI. PLANNING DIVISION RECOMMENDED MOTION**

**Based on the preceding Findings of Fact, the Planning Commission recommends to the City Council approval of the petition of The Williams Home for a conditional use permit at 1201 Langhorne Road for the use of the property as an expanded retirement facility in an R-1, Single-Family Residential District, subject to the following conditions:**

- 1. The property will be developed in substantial compliance with the revised site plan prepared by Hurt & Proffitt, Inc., as received by the Department of Community Planning and Development on December 27, 2004.**
- 2. The building will meet all building code requirements as determined by the Inspections Division.**
- 3. Stormwater impacts will be mitigated using a combination of underground detention, Best Management Practices, and Low Impact Development standards. Practices are subject to the approval of the City's Environmental Planner.**
- 4. Building materials, including brick, roofing, and windows, used in the addition will be substantially similar to those in the original Williams Home building, to the satisfaction of the City Planner.**
- 5. Prior to approval of the final site plan, elevations of the proposed addition will be given to the City Planner and will be subject to his approval.**
- 6. All lighting will be glare-shielded and nondirectional.**
- 7. There will be a five-foot high fence and vegetative screen planted along the adjoining property line as indicated on the submitted site plan.**

This matter is respectfully offered for your consideration.

William T. Martin, AICP  
City Planner

pc: Mr. L. Kimball Payne, III, City Manager  
Mr. Walter C. Erwin, City Attorney

Ms. Rachel O. Flynn, Director of Community Planning & Development  
Mr. R. Douglas Dejarnette, Fire Marshal  
Mr. J. Lee Newland, Director of Engineering  
Mr. Gerry L. Harter, Traffic Engineer  
Mr. Robert Drane, Building Commissioner  
Mr. Robert S. Fowler, Zoning Official  
Mr. Kent White, Environmental Planner  
Mr. Patrick Proffitt, Representative

## **VII. ATTACHMENTS**

### **1. Vicinity Zoning Pattern**

(see attached map)

### **2. Vicinity Proposed Land Use**

(see attached map)

### **3. Site Plan**

(see attached site plans)

### **4. Narrative**

(see attached narrative)

### **5. Letter from Robyn & David Johnsen, dated November 15, 2004**

(see attached letter)

### **6. Letter from Leah Weiss, dated January 4, 2005**

(see attached letter)

## MINUTES FROM THE JANUARY 13, 2005 PLANNING COMMISSION MEETING

Petition of The Williams Home for a conditional use permit at 1201 Langhorne Road to allow the construction of building and parking additions to the existing retirement home in an R-1, Low Density, Single-Family Residential District.

Mr. Tom Martin, City Planner, explained that the subject property was located in a Low-Density Residential area, and added that institutional uses that were compatible in scale with the surrounding residential homes were appropriate in these areas. He noted that the property was in the direct vicinity of another major institution, that being Virginia Baptist Hospital. He added that the one-story addition to The Williams Home would be constructed with similar materials as the existing structure, which was brick. Mr. Martin said there would be a new parking area in the form of a driveway and cul-de-sac coming off of an existing parking lot. He noted that stormwater management and water quality would be addressed through a low-impact BMP and underground detention, and continued by explaining that preliminary calculations indicated that the receiving channel was adequate to accept the stormwater runoff. He told the Commissioners that their packet contained a letter of opposition from Robin and David Johnson, neighbors to The Williams Home. Since that letter was received, he continued, representatives from The Williams Home had met with Mr. and Mrs. Johnson and had come to some agreements. He said a copy of a new letter from Mr. and Mrs. Johnson voicing their support had been provided to them at this meeting. He added that the site plan had been revised to move the building further away from the property line, showed an area of vegetation, as well as a six-foot high wooden fence. He said the Planning Division did recommend approval of the conditional use permit.

Ms. Tracey Norvelle, Board of Directors of The Williams Home, represented the request. Ms. Norvelle explained that all of the ladies who lived at the home were independent. However, she continued, if they ever needed temporary or advanced assistance on a more regular basis they would go to the Personal Care unit. She said the rooms in that unit were very small and old, and had shared bathrooms. Ms. Norvelle said they studied the issues, sought help of professionals, and finally decided that the best solution was to construct the addition to provide better rooms for this particular unit and then renovate the existing unit into storage or some type of activity room. She added that they would be able to construct the addition without disturbing the residents. She noted that they met with the neighbors and agreed to move the building from forty feet away from the property line to sixty feet away from the property line and down the hill. Even though it would be more expensive to do that, she said, they wanted to be agreeable with the neighbors. Ms. Norvelle said there would be a nice landscape buffer that the neighbors were pleased with and also a six-foot tall wooden fence. She said this construction would provide them with a new ambulance entrance. Currently, Ms. Norvelle said, emergency vehicles had to back down a steep hill to the building, which was very awkward and slippery.

Mr. Bob Davis, Board of Directors with The Williams Home, said during his tenure on the Board they had been looking at the options of what to do to the Personal Care unit. He said this was the result of at least four or five years of work on that plan. He added that the existing rooms were very inadequate and something needed to be done to them. Mr. Davis said renovation was not an option due to the small size of the rooms, and added that there was six acres of land on site so there was plenty of room for the addition. He said they looked forward to getting the project completed.

Commissioner Hamilton asked what the current Personal Care space would be used for when it was vacated. She asked about the traffic flow with the new parking lot.

Ms. Norvelle explained that they had not designed anything for the space that would be vacated. She said it would probably be used for storage or some type of meeting or activity room; a use that would be non-residential. Ms. Norvelle explained that they would come off the entrance to the lower parking lot with a new driveway to the facility, which would accommodate only three vehicles in that area. She said the new driveway would be for ambulance use or deliveries only. Ms. Norvelle added that at the request of the City they would not install an additional entrance to the site.

Commissioner Bacon asked if there were any other activity rooms in the facility.

Ms. Norvelle said there were several activity rooms in the basement and also a dining room on the main floor. She said the vacated space might become office or storage space.

Commissioner Barnes asked about the underground stormwater detention facility and if it were existing.



Ms. Norvelle explained that since the building was constructed in 1950 a ground detention facility would have to be installed. She said this would be a combination of infiltration and underground storage and would probably be located on the lower side of the building.

After discussion, Commissioner Pulliam made the following motion, which was seconded by Commissioner Bacon and passed by the following vote:


“That the Planning Commission recommends to the City Council approval of the petition of The Williams Home for a conditional use permit at 1201 Langhorne Road to allow the construction of building and parking additions to the existing retirement home in an R-1, Low Density, Single-Family Residential District.”


AYES:	Bacon, Barnes, Dahlgren, Flint, Hamilton, Pulliam	6
NOES:		0
ABSTENTIONS:		0

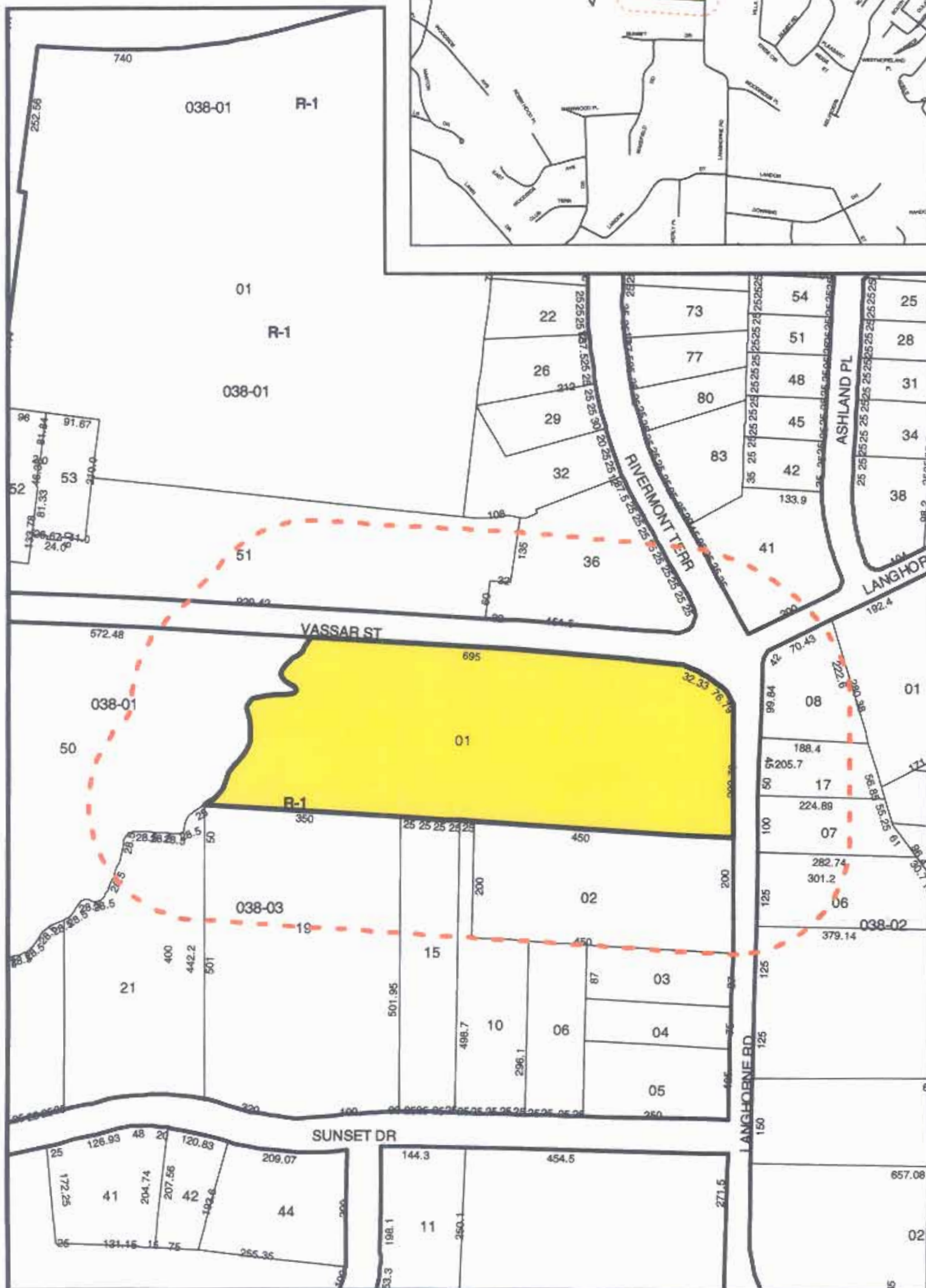
#1201 Langhorne Road  
Vol. Map # 038-03-001  
Conditional Use Permit Request  
Petitioner: The Williams Home

MAP PREPARED BY  
THE DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

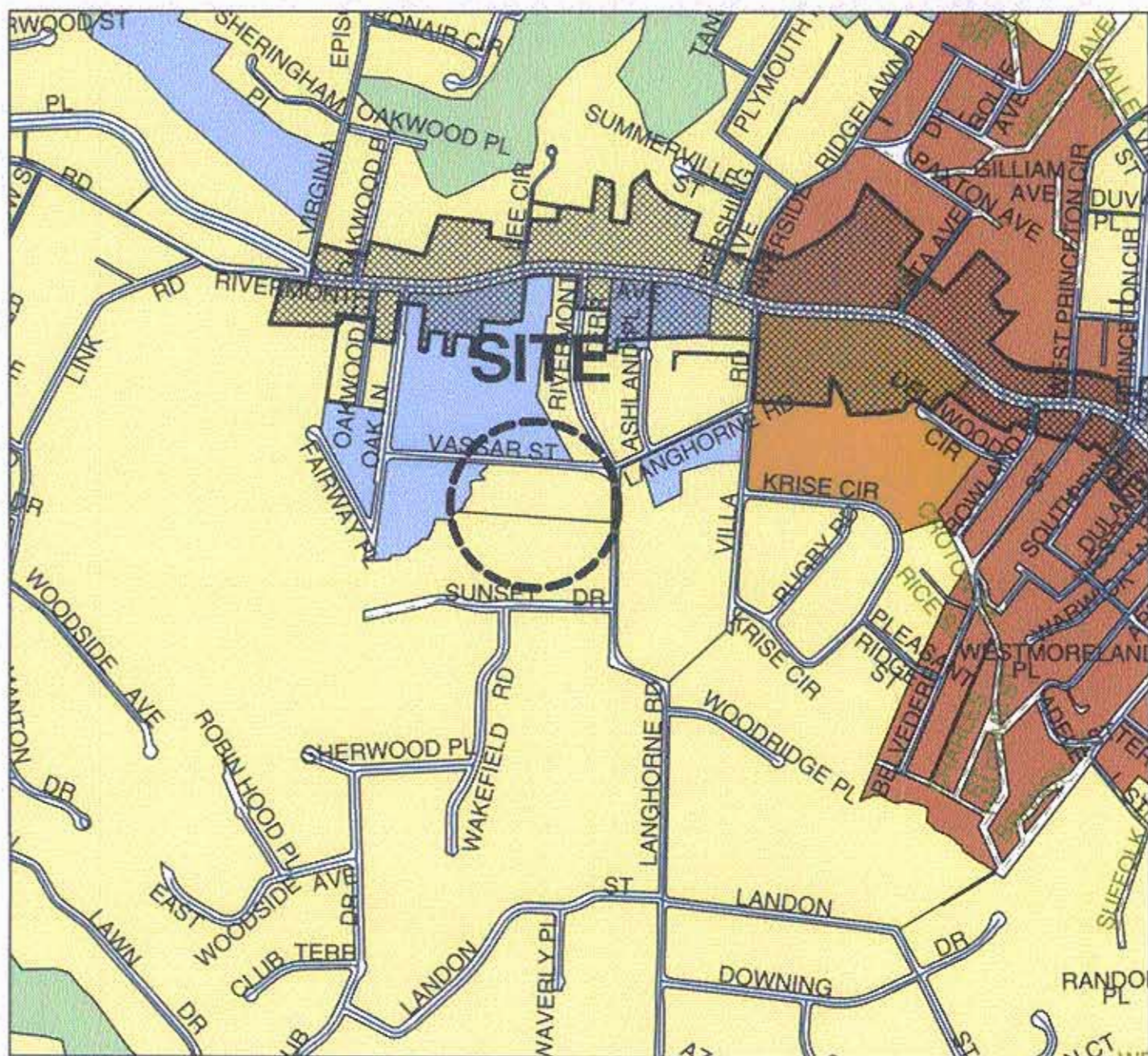


 Subject Property

 200 ft Radius







- Public Parks
- Resource Conservation
- Public Use
- Institution
- Downtown
- Office
- Employment 1
- Employment 2
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Traditional Residential
- Local Historic District
- Mixed Land Use

# **THE WILLIAMS HOME** **1201 LANGHORNE ROAD** **LAND USE PLAN**





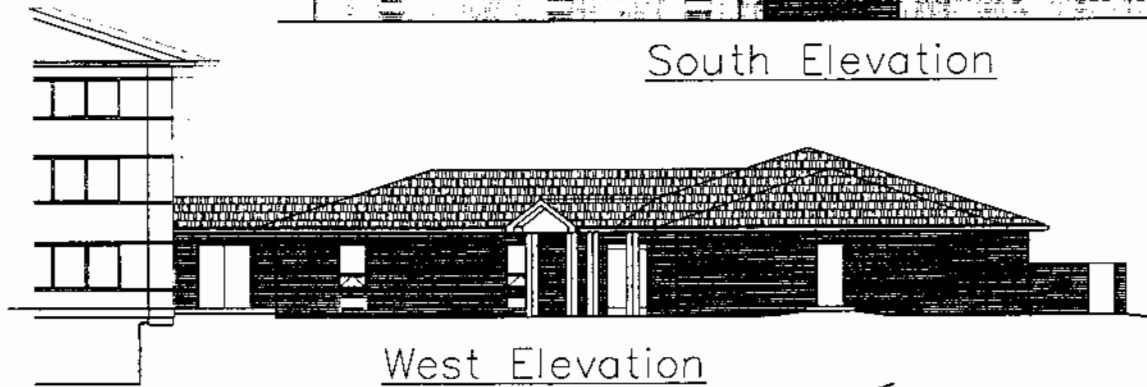




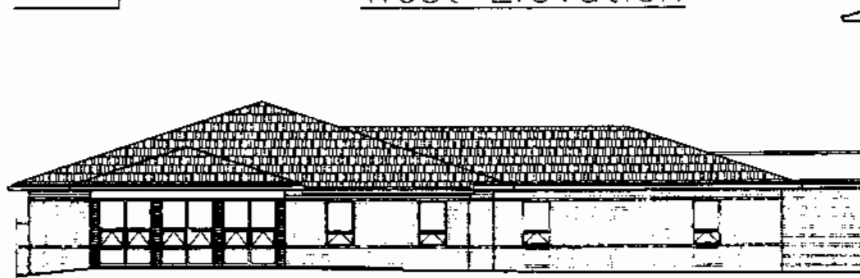
North Elevation



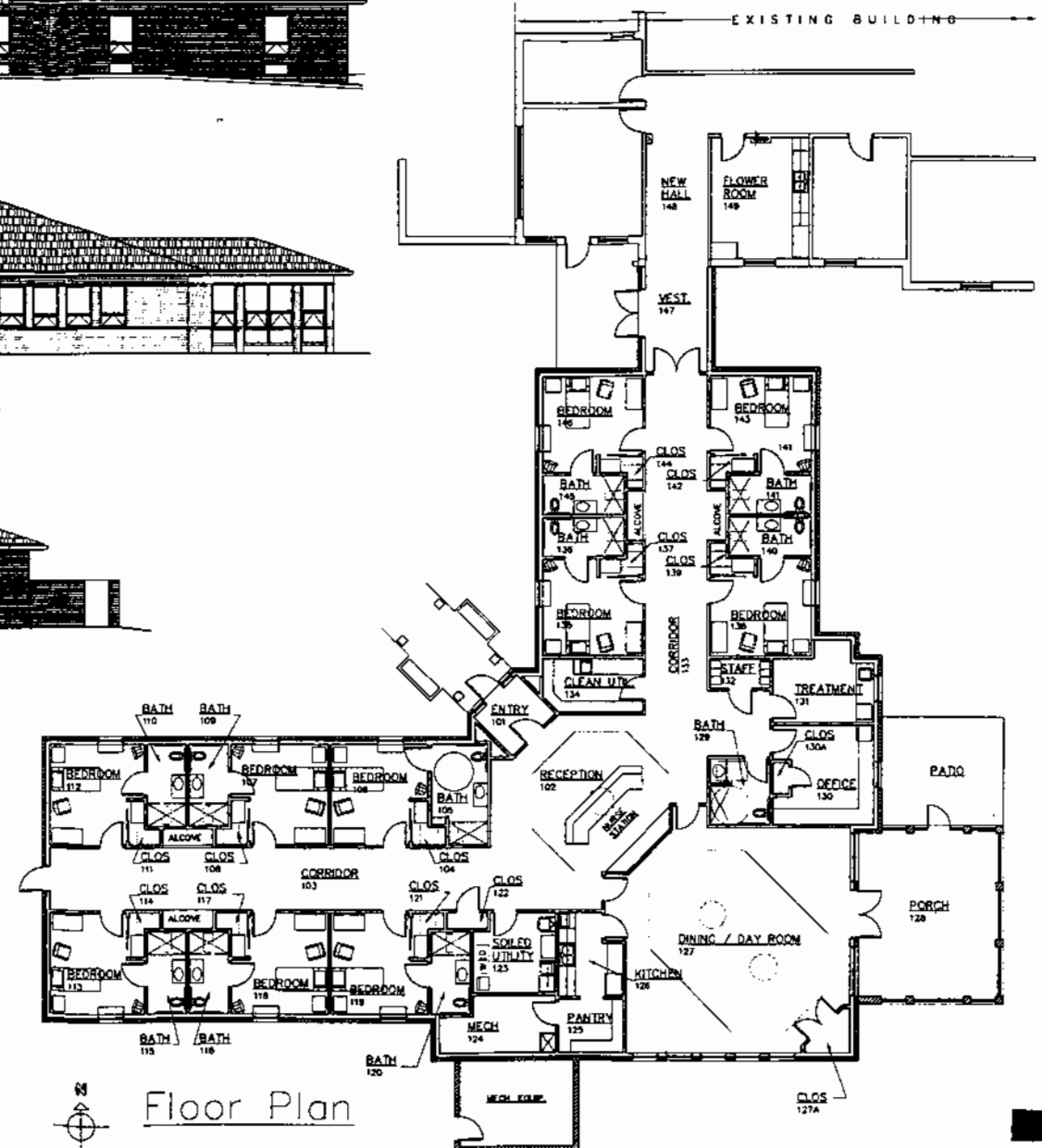
South Elevation



West Elevation



East Elevation



New Facility For  
Williams Home  
1209 Langhorne Road Lynchburg, Va.



Floor Plan

**The Williams Home History:**

The Williams Home is a not-for-profit retirement community for women age fifty-five and over who are active, relatively healthy and able to live independently. Located in picturesque Lynchburg, Virginia, it was founded by James Luther Williams, a Lynchburg native and lifelong philanthropist. Mr. Williams was the president of Depositors Industrial Loan Bank and the former secretary of Lynchburg Coca-Cola Bottling Works. Upon his death in 1941, he left an endowment fund for the construction of the Williams Home. After two years of deliberation and careful research, an appointed committee purchased the six acres of land on which The Williams Home now stands. After World War II, The Williams Home opened its doors to the first 12 residents. In 1970, 20 rooms were added as well as a library, dining room and exercise room.

**Project Description:**

The project will consist of the construction of an approximately 7000 square foot one-story building and will be a seamless addition to the existing facility. Building materials including brick, roofing and windows will also be similar to the original Williams Home building. The purpose of the addition is to provide 10 residential rooms that will be displaced when rooms inside the existing facility are renovated and used for storage, meeting rooms or some other type of general use rooms. Note that there will not be a net increases in residential rooms after this addition is complete.

Also included in the new building will be a therapy room kitchen, day room with dining and a nurse's station. A paved drive will be constructed near the westerly entrance to provide access to the facility. Some existing trees will be removed as a result of the project but new trees will be added along the access drive as shown on the site plan. A fence and mixed vegetative screen is proposed for a portion of the southern property line where it abuts the property owned by David E. and Robyn Fox Johnsen.

Several options were evaluated in terms of the building location on the site. Variables such as compatibility with the existing building and how it best serves the needs of the residents, grades and impact to the wooded area located to the west of the existing building were all taken into account. In order to serve the needs of the new facility it is desired to have a one story structure with the proposed floor elevation matching the existing facility floor elevation of 751.74. Shifting the building so that it runs in more of an east to west direction would precipitate the need to fill in the basement area of the west building wing and do massive regrading in the area adjacent to the wing. Additional grading (fill slopes) would be required both to the west and south further impacting the adjoining property to the south and the exiting wooded area to the west.

**Project Description:**

Stormwater runoff from the site will be collected in a water quality area which will run parallel with the proposed driveway. Rooftop water will likely be conveyed into the low impact BMP as well. Stormwater detention will likely be in the form of underground pipe

storage. Currently stormwater from the site collects in a non-jurisdictional water course located on the Williams Home property approximately 175 feet to the west of the existing facility. The water course then empties into a larger stormwater conveyance channel located along the westerly property line and runs in a southerly direction. After the construction of the project stormwater from the water quality/quantity measure will discharge in to the pre construction water course. Preliminary calculations indicate that this is an adequate receiving channel for post developed conditions.

Robyn & David Johnsen  
1215 Langhorne Road  
Lynchburg, VA 24053

November 15, 2004

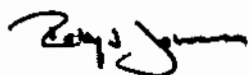
NOV 17 2004  
Lynchburg, VA

To the Lynchburg City Planning Division Board:

As the immediate next door neighbors to the Williams Home on Langhorne Road, we have serious reservations about their proposed project for the new construction of an approximately 7000 square foot building to be sited behind their current buildings. The current architectural plans place the new building too close to our property line for a commercial structure in a residential zone. We met with representatives of the Williams Home along with our neighbors Polly Todd, Andrea Kittrell and our contractor, Tom Gerdy on Monday, November 8. Both groups spoke candidly about their respective concerns. The meeting adjourned with an agreement that the Williams Home would contact their Architects to investigate the feasibility of changing the orientation of the proposed new building in a manner that placed it further from our mutual property line. At this time, we are awaiting notification from the Williams Home to meet with them again and review the revised plans. The issue of an appropriate barrier between the properties was also mentioned as appropriate and necessary, but not discussed in any significant detail. It is our understanding that the Williams Home has informed your office of this and consequently the project is no longer on the agenda for the Planning Board meeting on Tuesday, November 23.

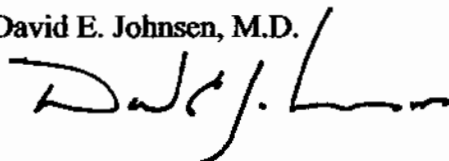
In sum, we strongly oppose the initial plans due to the proposed orientation of the new building, but we are willing to support the project if the building can be situated considerably further from our mutual property line, and if a suitable barrier is placed along the property line. Thank you for taking our concerns in account as you discuss this proposed project. We are encouraged by their willingness to address our concerns and we believe that the Williams Home and their neighbors can come to a mutually agreeable solution.

L. F. (Robyn) Johnsen



1215 Langhorne Road  
Lynchburg, VA 24053

David E. Johnsen, M.D.



Cc: Williams Home



Robyn & David Johnsen  
1215 Langhorne Road  
Lynchburg, VA 24053

January 6, 2005

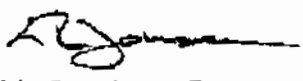
To the Lynchburg City Planning Division Board:

In late December we met with representatives of the Williams Home along with our contractor, Tom Gerdy, to review the revised architectural plans for the proposed new construction project. A previous meeting adjourned with an agreement that the Williams Home would contact their Architects to investigate the feasibility of changing the orientation of the proposed new building in a manner that placed it further from our mutual property line. In the December meeting, we reviewed the new plans for the building and also discussed in detail what we felt would constitute an appropriate property barrier. Subsequently, we received plans detailing the barrier that specifies the height, length, and position of a wooden fence as well as landscape plantings.

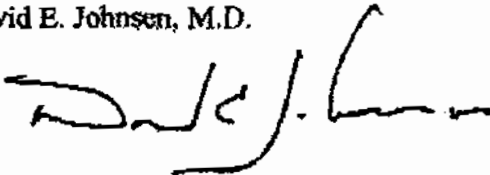
If the barrier is indeed installed as proposed, we will support the project as detailed in the revised plans which site the new building further from the mutual property line than the original plans had it sited.

We appreciate the opportunities that we have had to candidly discuss our concerns about this project with our neighbors. We believe that we have arrived at a project proposal that reflects the true nature of a good-faith compromise- that is, neither side is entirely delighted with the result, but both parties can live with it in a friendly manner. Thank you for taking our concerns into account as you discuss this proposed project.

L. F. (Robyn) Johnsen

  
1215 Langhorne Road  
Lynchburg, VA 24053

David E. Johnsen, M.D.



Cc: Williams Home

## VIRGINIA EPISCOPAL SCHOOL



January 4, 2005

Ms. Patricia Koft  
Clerk of Council  
Planning Department  
Lynchburg, Va.  
FAX: 845-7630

Dear Ms. Koft,

I live at 1206 Langhorne Road. Because of my close proximity to the Williams Home, I received a letter from your office informing me of the hearing to be held on January 12<sup>th</sup> that will include discussion about the Williams Home proposed building project. I am writing a letter in complete support of that project.

I have lived at my current address for over ten years, and during that decade I have found the Williams Home administration and residents to be courteous and graceful neighbors who contribute positively to the neighborhood in every possible way. The buildings and grounds are always beautifully maintained. By design and purpose, there is a quiet air of graciousness about the place. I have no doubt that their new addition will maintain the same high standard and will be an excellent addition to our lovely neighborhood.

I do hope the Planning Board votes to support this necessary expansion to the Williams Home so that they may continue to provide outstanding and important service to the retirement community they serve.

Sincerely,

Leah Weiss  
Assistant to the Headmaster

JAN 05 2005

## The Williams Home

January 12, 2005

**PLEASE PRINT**

[illegible]